

**HAMILTON COUNTY BOARD OF ZONING APPEALS SOUTH DISTRICT
ONE HAMILTON COUNTY SQUARE, SUITE 138
NOBLESVILLE, INDIANA 46060**

DATE: Tuesday, October 19, 2004

TIME: 8:30 p.m.

PLACE: Hamilton County Commissioners' Courtroom/County Council Chambers, Main Floor, Hamilton County Government & Judicial Center, Noblesville, Indiana

AGENDA

1. Roll Call
2. Declaration of Quorum
3. Communication/Reports
4. Approval of Minutes – August 17, 2004
5. Old Business:
6. New Business:

A) SBZA-R.V.-0006-07-2004 Requirement Variance Public Hearing 8:30 p.m.

**Tabled at the July meeting
No response to several phone calls or to letter sent
On August 24, 2004**

CONCERNING: (1) Reducing existing front yard set-back from 21.0 ft. down to 19.0 ft.;
(2) Reducing existing rear yard set-back from 28.0 ft. down to 26.0 ft.;
(3) Reducing side yard set-back from 9.5 ft. down to 6.0 ft.
(4) Reduce flood protection grade from required two (2) ft. to one (1) foot.

LOCATION: 32 Miami Drive, Noblesville, IN
Noblesville Township, Hamilton County

SIZE OF PROPERTY: 100 ft. by 50 ft.

ZONE DISTRICT: A-3P / F.P.D.

PROPERTY OWNER: Douglas Dulworth

B) SBZA-APPEAL-0007-09-2004 Appeal Public Hearing 8:30 p.m.

CONCERNING: Appeal of Plan Director's interpretation of Sections of the Hamilton County Zoning Ordinance dealing with: 1) a home church without a Special Use Variance; 2) a home dental practice without a variance; and 3) use of a guest house without a variance.

LOCATION: 12558 East 191st Street, Noblesville, IN
Wayne Township, Hamilton County

SIZE OF PROPERTY: 10.2156 Acres

ZONE DISTRICT: A-2

PROPERTY OWNER: Jerry G. & Sheila E. Nieten

C) SBZA-R.V.-0008-09-2004 Requirement Variance Public Hearing 8:30 p.m.

CONCERNING: Constructing an accessory building (enclosed horse riding arena) 30.0 ft. height; Ordinance allows maximum of 21 ft. in height as defined..

LOCATION: 12121 East 191st Street, Noblesville, IN
Wayne Township, Hamilton County

SIZE OF PROPERTY: 40 Acres

ZONE DISTRICT: A-2

PROPERTY OWNER: David & Patricia DeWhitt

D) SBZA-R.V.-0009-10-2004 Requirement Variance Public Hearing 8:30 p.m.

CONCERNING: (1) Installing a 16 ft. by 76 ft. single wide mobile home on property and place within a flood plain.
(2) To located mobile home within front yard setback 46.6 ft. requested: Ordinance requires 85.0 ft.
(3) To locate mobile home within the rear yard setback 23.0 ft. requested; Ordinance requires 45.0 ft.

LOCATION: 302 Riverwood Drive, Noblesville, IN

Noblesville Township, Hamilton County

Page 3

Hamilton County Board of Zoning Appeals – South District

10/19/2004

SIZE OF PROPERTY: 0.80 Acres

ZONE DISTRICT: A-3P

PROPERTY OWNER: Harold & Vera Peters

7. Director's Report:
8. Legal Counsel Report:
9. Next BZA Meeting - Tuesday, November 16, 2004
10. Adjournment